

22.12.2025

## PRINCIPLES OF CHARGING TENANTS

The tenant shall take good care of the apartment they have rented in accordance with the Act on Residential Leases (481/1995) and the terms of lease. According to the Act on Residential Leases, the tenant shall be liable for compensation to the lessor for any damage to the apartment caused by the tenant deliberately or through negligence or carelessness.

The lessor shall charge the tenant a fee in accordance with the following charging principles if the lessor is required to, for example, have the apartment cleaned, repaired or rekeyed. The tenant shall not, however, be liable for ordinary wear and tear.

Examples of the most common damage and costs coverable by the tenant have been listed below. Auroranlinna also has the right to charge the tenant according to the realised costs. All rates include 25,5% VAT. In the case of delayed payments, the lessor shall charge a delay penalty pursuant to the Interest Act. The lessor shall also charge a fee of 5€ for each payment reminder.

<b>CLEAN-UP, EMPTY APARTMENT</b>	1 room + kitchenette/kitchen	200 €
	2 rooms + kitchenette/kitchen	300 €
	3 rooms + kitchenette/kitchen	400 €
	4–6 rooms + kitchenette/kitchen	500 €
<b>APARTMENT EMPTYING (incl. storage)</b>	1 room + kitchenette/kitchen	500 €
	2 rooms + kitchenette/kitchen	700 €
	3 rooms + kitchenette/kitchen	900 €
	4–6 rooms + kitchenette/kitchen	1100 €
<b>REKEYING</b>	according to the realised price	
<b>WASHING MACHINE/DISHWASHER REMOVAL</b>	removal 80€ + plugging 40€	120 €
<b>PAINTING/ONE WALL</b>		150 €
<b>WALLPAPER REMOVAL/ONE WALL</b>		100 €
<b>PAINTING OF CEILING</b>	180€ / room	180 €
<b>REPLACEMENT OF INTERIOR DOOR</b> (also door frame, if necessary)	standard size, rebated/non-rebated	85 €
<b>PAINTING OF INTERIOR DOOR FRAME AND LINING</b>		60 €
<b>REPAIR OF INTERIOR DOOR</b>		85 €

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<b>REPAIR OF BROKEN WINDOWS</b>	Separate cost estimate.	
<b>REPLACEMENT OF TAP</b>		160–290 €
<b>REPLACEMENT OF BASIN</b>		110 €
<b>REPLACEMENT OF TOILET SEAT</b>		300 €
<b>REPLACEMENT OF WATER TANK</b>		200 €
<b>REPLACEMENT OF MIRROR CABINET</b>		250 €
<b>REPLACEMENT OF GLASS SHOWER SCREEN</b>		100–200 €
<b>REPLACEMENT OF COAT RACK</b>		120 €
<b>REPLACEMENT OF KITCHEN CABINET DOORS (pcs)</b>		40–80 €
<b>REPLACEMENT OF LIGHT SWITCHES/WALL AND CEILING SOCKETS</b>		25 €
<b>INSTALLATION OF FIRE ALARM</b>		60 €
<b>REPLACEMENT OF RADIATOR THERMOSTAT (pcs)</b>		60 €

The lessor reserves the right to change the prices.